

2464 WOODWARD RD



Mandy Foles

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560 Newnan Crossing Bypass,
Suite 200, Newnan Ga 30265

- Total acreage: 1.88 Acres
Includes Two Parcels
- 2464 Woodward Rd (±1.00 Acre)
- Parcel 13 0132 LL0351 (±0.88 Acre)

Price: \$599,900
GAMLS # : 10795602

- Included in the City of South Fulton's Comprehensive Plan
- Regional Live/Work Future Land Use
- Potential Future Uses: C-1 Neighborhood Commercial, C-2 General Commercial, Office & Institutional (O&I), Senior Housing (SH)
- Residential development (approximately 25–50 units per acre)
- Subject to rezoning and City approvals

Estimated Property Lines





PROPERTY DETAILS

- 1.88± acre development opportunity in South Fulton
- Regional Live/Work Comprehensive Plan designation
- Future potential for commercial, office, senior housing, or residential development (subject to approvals)
- 5 miles to Hartsfield-Jackson Atlanta International Airport
- Less than 15 miles to Downtown Atlanta
- Positioned among established national retailers and strong consumer traffic
- Excellent access to Old National Highway and major transportation corridors
- Existing residence included; value is in the land and future redevelopment opportunity



Ideal for Developers • Investors • Builders
Position your next project in one of South Fulton's fastest-growing
development corridors.



The property is surrounded by established national retailers and restaurants, including LA Fitness, Walmart, Marshalls, Five Below, Chipotle, Zaxby's, and numerous additional shopping and dining destinations located directly across the street, providing excellent nearby amenities and strong consumer traffic.



DOCUMENTS
FOR LAND

kW ATLANTA
PARTNERS
KELLERWILLIAMS REALTY
770-252-2266



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Approximately 5 miles to Hartsfield-Jackson Atlanta International Airport



- 5 miles to Hartsfield-Jackson Atlanta International Airport
- 10.5 miles to Camp Creek Parkway Shopping Center
- 5 miles to Georgia International Convention Center
- 11.5 miles to Downtown Atlanta & Mercedes-Benz Stadium
- 15.8 miles to Grant Park
- 17.1 miles to East Atlanta Village
- 15 miles to Zoo Atlanta



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WHAT IS IN CLOSE PROXIMITY TO THIS LAND?



ADDITIONAL BUSINESSES IN THE WALMART COMPLEX

- VVS Resturant & Bar
- USA Nails
- City Gear
- Smoothie King
- Wingstop
- Zaxbys
- IHOP
- A Town Wings
- Stone Gate Bottleshop
- Murphy USA Gas Station
- Mister Car Wash
- Da Rib Lady Food Truck
- College Park Tire & Auto

